

City of Laramie

Planning Division
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LARAMIE PLANNING COMMISSION

June 8, 2020
STAFF REPORT

FILE: CUP-20-03: 765 Roberts Ct. – Alternative Front Lot Line

REQUEST: A Conditional Use Permit for the establishment of an alternative front lot line

LOCATION: 765 Roberts Ct.

APPLICANT: Damien Parks

OWNER: Damien Parks

ZONING: R2M (Limited Multi-Family with Manufactured Residential)

PURPOSE: Establishment of an alternative front lot line to be placed along Roberts Ct. rather than Westview Drive

PREPARED BY: Matthew Cox, Associate Planner

RECOMMENDED MOTION:

Move to **approve** a Conditional Use Permit for the establishment of an alternative front lot line to be placed along Roberts Court as opposed to the current front lot line along Westview Dr. on a lot zoned R2M (Limited Multi-Family with Manufactured Residential) District located at 765 Roberts Ct., based on findings of fact and conclusions of law.

APPLICABLE CITY CODE SECTION(S):

LMC. 15.06.060.E Conditional Use Permits
LMC. 15.12.010.B Setbacks
LMC. 15.28.030.A Definitions, Terms

The establishment of an alternative front lot line requires approval of a Conditional Use Permit pursuant to LMC.15.10.000.E, and the Planning Commission is the decision-making body.

Note: Conditional Use Permit rules, regulations, and procedures are defined at the City level and are not addressed in Wyoming State Statutes.

All regulations found within the Laramie Municipal Code (including the Unified Development Code) were approved and adopted through Ordinance by the City Council. It is the professional obligation and responsibility of staff to follow and enforce adopted codes.

BACKGROUND:

This is a request for the establishment of an alternative front lot line along Roberts Ct. as opposed to the current front lot line along Westview Dr. as it is defined by LMC 15.28.030.A . The subject property is currently developed with a single-family home and attached garage facing Roberts Ct. The existing home is addressed off of Roberts Ct..

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation (Map 3.2)	Zoning	Land Use
765 Roberts Ct.	SR (Suburban Residential)	R2M (Limited Multi-Family with manufactured Residential District)	Single-family home
North	SR (Suburban Residential)	R2M (Limited Multi-Family with manufactured Residential District)	Single-family home
South	SR (Suburban Residential)	R2M (Limited Multi-Family with manufactured Residential District)	Single-family home
East	SR (Suburban Residential)	R2M (Limited Multi-Family with manufactured Residential District)	Single-family home
West	SR (Suburban Residential)	R2M (Limited Multi-Family with manufactured Residential District)	Single-family home

SITE DESIGN REVIEW AND ANALYSIS OF REQUIRED FINDINGS:

Should the Planning Commission wish to approve the Conditional Use Permit, the Commission must make the following findings required in LMC 15.06.060.E. A detailed analysis follows:

1. That the conditional use proposal provides adequate:**a) Ingress and egress to property and proposed structures:**

Staff Response: A sidewalk exists along Roberts Ct. and Westview Dr. A driveway accesses the house on Roberts Ct. No changes are proposed.

b) Off-street parking and loading areas:

Staff Response: The property is developed. No changes are proposed.

c) Control over the off-site impacts of economic, noise, glare, or odor effects of the conditional use:

Staff Response: Staff has not identified any negative off-site impacts related to economic impacts, noise, glare or odor effects that would be created based on the proposal.

d) Refuse and service areas:

Staff Response: The property is currently developed as a single-family home and served by City and franchise utilities. No changes are proposed.

e) Utilities, with reference to locations, availability, and compatibility:

Staff Response: The property currently is developed and served by utilities installed in accordance with City standards.

f) Screening and buffering, with reference to type, dimensions, and character:

Staff Response: Approval of this Conditional Use Permit would allow for installation of a six-foot-tall fence from the front façade of the property north to the property line along Westview Dr., continuing the fence line along the northern portion of the property and turning south once the property line is reached.

g) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district:

Staff Response: No changes are proposed.

2. The proposed use is appropriate to the specific location related to intensity and bulk:

Staff Response: There is no proposed change in use.

3. The proposed use is appropriate to the specific location relative to public health, safety and convenience:

Staff Response: There is no proposed change in use.

4. That the proposed site is adequate in size and shape to accommodate the intended use and that the use will comply with all requirements of the zone district, including but not limited to the following:

a) Setbacks:

Staff Response: The alternative front lot line would re-arrange the setbacks on the site and the existing structure will be in compliance within the new setbacks.

b) Walls (retaining):

Staff Response: No new walls are being proposed.

c) Landscaping:

Staff Response: The site is currently developed with a single-family home and meets all landscaping requirements.

d) Bufferyards:

Staff Response: The site currently meets bufferyard requirements.

e) Any standards specific to the use set forth in Chapter 15.10, Use Regulations:

Staff Response: Not applicable.

PUBLIC COMMENTS:

Legal notice was published in the Laramie Boomerang on May 30, 2020. Letters were sent to each adjacent property owner on May 22, 2020. Staff has received no public comments or inquiries around the alternative lot line.

CONDITIONAL USE RECOMMENDED FINDINGS AND CONCLUSIONS OF LAW:Findings of Fact:

1. It is staff's conclusion that the application meets all of the required findings for approval of the Conditional Use Permit. We therefore recommend approval of the Conditional Use Permit.

Conclusions of Law:

1. The applicant is proceeding in accordance with the requirements of the Laramie Municipal Code 15.06.060.E regarding a Conditional Use Permit.

ALTERNATIVES:

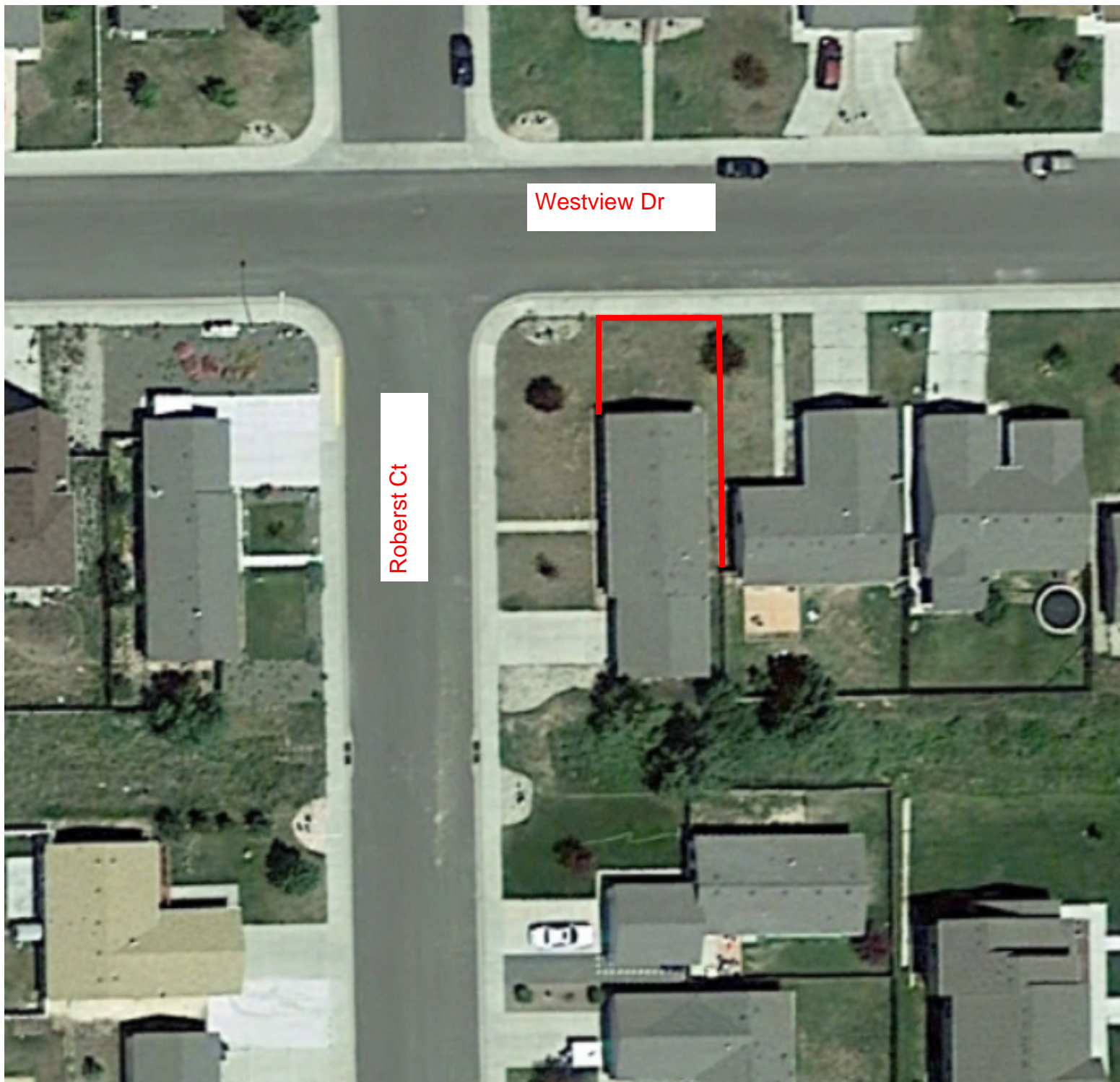
1. Approve the project as submitted by the applicant, based on findings of fact and conclusions of law. **(Staff Recommendation)**
2. Approve the project subject to staff's recommended conditions, based on findings of fact and conclusions of law.
3. Deny the project based on findings of denial. The Planning Commission must conclude that the project does not meet all of the findings as recommended by staff. As part of the motion, findings for denial must be stated.
4. Postpone the project until issues identified during the meeting can be resolved.

STAFF RECOMMENDATION:

Move to **approve** a Conditional Use Permit for the establishment of an alternative front lot line to be placed along Roberts Ct. as opposed to the current front lot line along Westview Dr. on a lot zoned R2M (Limited Multi-Family with Manufactured Residential) District located at 765 Roberts Ct., based on findings of fact and conclusions of law.

ATTACHMENTS:

- 1 – Vicinity Map (1 page)
- 2 – Applicant’s Written Statement (1 page)



Westview Dr

Roberst Ct

Damien Parks
785-643-7200
765 Roberts Ct
Laramie WY, 82070

April 27, 2020

Dear City of Laramie Planning Committee,

I am submitting a Conditional Use Permit to change my front lot line from the north side of my property to the west side of my property. By changing my front lot line, I will be able to install a 6' tall fence to be able to let my dog outside while being confined to the yard.

Per the permit requirements, below are my answers in red to the "Required Findings for Approval of a Conditional use Permit".

1. The conditional use proposal provides adequate:
 - a. Ingress and egress to property and proposed structures;
The moving of my front lot line will not hinder any ingress and egress to my property or the neighboring property.
 - b. Off-Street parking and loading areas;
The moving of my front lot line will not affect any off street parking or loading areas.
 - c. Control over the off-site impacts of economic, noise, glare, or odor effects of the conditional use;
The moving of my front lot line will not affect any of these.
 - d. Refuse and service areas;
N/A.
 - e. Utilities, with reference to locations, availability and compatibility;
The moving of the front lot line will not affect any utilities.
 - f. Screening and buffering, with reference to type, dimensions, and character; and
N/A.
 - g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
N/A.
2. The proposed use is appropriate to the specific location relative to intensity and bulk;
The movement of my front lot line is appropriate to the specific location.
3. The proposed use is appropriate to the specific location relative to the public health, safety and convenience;
The movement of my front lot line stays appropriate to the public health, safety and convenience.
4. The proposed site is adequate in size and shape to accommodate the intended use and that the use will comply with all requirements for the zone district, including but not limited to the following:
 - a. Setbacks,
The movement of the front lot line does not change or affect any setbacks.
 - b. Walls,
The movement of the front lot line does not change any walls.

- c. Landscaping
The movement of the front lot line does not change any landscaping.
- d. Bufferyards, and
The movement of the front lot line does not change any bufferyards
- e. Any standards specific to the use, as set forth in LMC Chapter 15.10, Use Regulations.
The movement of the front lot line does not affect any standards.